

16/11/23

I-15335/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 391554

Certified that the document is admitted
registration. The signature sheets and
the endroesement sheets attached with the
document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

29 SEP 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 29th day of September Two
Thousand and Twenty Three, (2023), BETWEEN

Contd2

:: 2 ::

(1) SRI AMIT DAS, (PAN- ASCPD8160A) AADHAAR NO. 2678 3618 7582, son of Late Ajit Kumar Das, by religion – Hindu, by occupation – Service, by Nationality – Indian, residing at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas, West Bengal, (2) SRI RANABIR DAS, (PAN- AFWPD0105Q) AADHAAR NO. 2017 9224 5242, son of Late Sambhu Nath Das, by religion – Hindu, by occupation – Business, by Nationality – Indian, residing at 16/1, Lake East 3rd Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas, West Bengal, (3) SMT. KAMALA DAS, (PAN- AWBPD5890L) AADHAAR NO. 2605 6830 4183, wife of Late Biswanath Das, by religion – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas, West Bengal, (4) SMT. ANIMA DATTA, (PAN- BQMPD8867P) AADHAAR NO. 5443 4208 5007, wife of Sri Niharendu Datta, by religion – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas, West Bengal, 5(A) SRI SOUMYA KANTI CHAKRAVORTY, (PAN- ABVPC9112H) AADHAAR NO. 4415 2612 7182, son of Late Suresh Chandra Chakravorty, by religion – Hindu, by occupation – Retired Person, by Nationality – Indian, (B) MS. SUHA PRIYADARSHINI CHAKRAVORTY, (PAN- AFYPC6117K) AADHAAR NO. 5578 8605 8370, daughter of Sri Soumya Kanti Chakravorty, by religion – Hindu, by occupation – service, by Nationality – Indian, both residing at 2, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas, West Bengal hereinafter called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

AND

M.M.ENTERPRISE, a proprietorship concern having its office at 2/1, South Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its sole proprietor namely SRI DEBOPRIYO DHAR, (PAN- ALNPD9476B), son of Sri Debabrata Dhar, by religion- Hindu, by occupation- Business, residing at 2/1, South Road, P.O. Santoshpur,

P.S. Survey Park, Kolkata - 700 075, District - South 24-parganas hereinafter mentioned as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context mean and include the successors-in-office and his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PARTY**.

WHEREAS one Ramesh Chandra Das, son of Late Ganga Sagar Das who was a Hindu Governed by the Dayabhaga School of Hindu Law, residing at 24, Raja S.C. Mullick Road, P.S. Jadavpore, Kolkata- 700 032, purchased one plot of Bastu land from "The Modern House and Development Company", 9, Gariahat Road, measuring 05 Cottahs 00 Chittaks 33 sq.ft. at Mouza - Santoshpur Village, J.L. No. 22, under R.S. Khatian No. 167 in portion of Dag No. 70, under Police Station- Jadavpore, in the District of South 24 Parganas which was executed on 03.12.1961 in the office of the Sub- Registrar of Alipore Being No. 766 in the year 1962.

AND WHEREAS the said Ramesh Chandra Das during his life time amongst several other properties was seized and possessed of or otherwise well and sufficiently entitled to as the sole an absolute owner of the above said Bastu land hereditaments and premises and constructed thereon one partly two storied and partly three storied building from his own money which was standing thereon presently within Ward No. 103 of the Kolkata Municipal Corporation presently Municipal Premises No. 6, South Park and name of the building as CHARUBHABAN P.S. Purba Jadavpur, Kolkata- 700 075 (hereinafter referred to as the said property) for an absolute and indefeasible estate of inheritance in fee simple in possession or an estate equivalent thereto free from all encumbrances.

AND WHEREAS the said Ramesh Chandra Das the wedded one Smt. Charubala Debi and out of their wedlock were born five sons and two daughters namely (1) Sri Gopal Chandra Das, (2) Sri Ajit Kumar Das, (3) Sri Biswanath Das, (4) Sri Sambhunath Das, (5) Sri Bijoy Kumar Das, (6) Smt. Soudamini Das and (7) Smt. Parimal Das, during his life time unfortunately his elder son Gopal Chandra Das died intestate at Calcutta in the month of February, 1975 leaving him surviving his widow Smt. Pushpa Rani Das, along with her four sons and two daughters who were looked after by the said Ramesh Chandra Das who

:: 4 ::

was her father-in-law and their grand father respectively and the said Ramesh Chandra Das gave marriage of his aforesaid two daughters spending huge money and they were affluent and were living a good life with their husbands in their in-laws -house.

AND WHEREAS the said Ramesh Chandra Das who during his lifetime and at the time of his death who was a Hindu Governed by the Dayabhaga School of Hindu law departed from his life at the age of 82 years testate as his LAST WILL of his above said property "CHARUBHABAN" at Calcutta leaving him surviving his widow Smt. Charubala Das since deceased his four sons namely (1) Sri Ajit Kumar Das, (2) Sri Biswanath Das, (3) Sri. Sambhunath Das, (4) Sri Bijoy Kumar Das and daughter-In-law of elder son's widow Smt. Puspa Rani Das only heirs and heiress of the said property absolutely exclusively and in equal in shares, but the said Ramesh Chandra Das died without giving any share of his aforesaid two married daughters of the said property, because he spent huge money in their marriage and they were well off and were living a good life with their husbands.

AND WHEREAS the said Late Ramesh Chandra Das in his last WILL appointed his three sons and widow of Late elder son's wife Smt. Puspa Rani Das as joint executors and executrix respectively. The three sons of said Late Ramesh Chandra Das who were namely (1) Sri Ajit Kumar Das, (2) Sri Biswajit Das, (3) Sri Sambhunath Das and (4) Smt. Puspa Rani Das widow of his elder son of Late Gopal Chandra Das, in that WILL. the said Ramesh Chandra Das expressed his intention about his above property Charubhaban" as each of his three sons including his youngest son Sri Bijoy Kumar Das and widow of his elder son's wife Smt. Puspa Rani Das will got 1/5 equal share of the said property which is described morefully and particularly hereunder in the First Schedule.

AND WHEREAS after death of said Ramesh Chandra Das the aforesaid WILL was put up for probate in the Court of the District Delegate at Alipore under Act 39 Case No. 172 of 1979 in the name of Estate RAMESH CHANDRA DAS in the name of applicants (1) Sri Ajit Kumar Das, (2) Sri Biswanath Das, (3) Sri Sambhunath Das and (4) Smt Pushpa Rani Das and the said probate was granted on 1 day of July in the year 1980.

:: 5 ::

AND WHEREAS in terms of that grant of probate of the last will of the said Late Ramesh Chandra Das in equal 1/5 share of the aforesaid property being No. 6, South Park, name of that building as CHARUBHABAN including share of land, P.S. Previously Jadavpur (now Purba Jadavpur), Kolkata 700 075 ward No. 103 was devolved to the legal heirs and heiress of the said Late Ramesh Chandra Das equally each share to each of them namely (1) Sri Ajit Kumar Das, (2) Sri Biswajit Das, (3) Sri Sambhunath Das and (4) Smt. Puspa Rani Das widow of his elder son of Late Gopal Chandra Das respectively according to his last WILL.

AND WHEREAS in terms of that probate WILL, and in terms of grant of the Court of District Delegate Sri Bijoy Kumar Das (Vendor herein) got 1/5 equal share by inheritance, the 2nd Floor flat and equal land share of the aforesaid property being premises No. 6, South Park, Santoshpur being flat No. 5, CHARUBHABAN, P.S. Purba Jadavpur, Ward No. 103, Kolkata 700 075 morefully and particularly described hereunder in the First Schedule.

AND WHEREAS in terms of the said granted PROBATED WILL Sri Bijoy Kumar Das son of Late the said Ramesh Chandra Das got one flat Being No. 5 in the Second Floor admeasuring 512. 24 sq ft covered area being the premises known as CHARUBHABAN, No 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 covered with asbestos shed consisting of two bed rooms, one Toilet, One Privy, one Kitchen, one Store, One Verandah, and one open terrace in the front side of the said flat for common use with the other co-owners of the said building along with the right to use other common portion and facilities commonly, and equal 1/5 land share appertaining to the said property.

AND WHEREAS the said Sri Bijoy Kumar Das after getting the aforesaid property, recorded his name in the then C.M.C. now K.M.C. recorded by giving taxes time to time accordingly his Corporation recorded address of his said property is known and numbered as 60, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 and his mailing address is 6, South Park "CHARUBHABAN" Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075.

AND WHEREAS while the said Sri Bijoy Kumar Das became absolute owner of the aforesaid property and seized and possessed well and sufficiently free from all encumbrances, in need of money he desires to sell his said property.

AND WHEREAS subsequently by virtue a Deed of Conveyance dated 21st day of September, 2005 and registered in the office of the D.S.R. -III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 5, Pages 2588 to 2609, Being No. 01827 for the 2006 the then Vendor AND WHEREAS while the said Sri Bijoy Kumar Das became absolute owner of the aforesaid property and seized and possessed well and sufficiently free from all encumbrances, in need of money he desires to sell his said property Sri Bijoy Kumar Das, son of Late Ramesh Chandra Das, residing at 6, South Park, 2nd floor, flat No. 5, "CHARUBHABAN", P.S. Purba Jadavpur, Kolkata-700075 and SMT. PUSPA RANI DAS, wife of Late Gopal Chandra Das, residing at 24, Raja S.C. Mullici Road, "RAMESH BHABAN" P.S. Jadavpur, Kolkata-700032, hereinafter called the EXECUTRIES of the last WILL of Late Ramesh Chandra Das CONFIRMING PARTY jointly sold and conveyed the ALL THAT residential flat Being No. 5 in the Second Floor admeasuring 512.24 sq. ft. covered area being the premises known as CHARUBHABAN, No 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 covered with asbestos shed consisting of two bed rooms, one Toilet, One Privy, one Kitchen, one Store, One Verandah of the three storied building hereunder written unto and in favour of SRI NIHARENDU DATTA, son of Late Bhupati Mohan Data, by faith-Hindu, by Occupation-service, residing at "CHARU BHABAN" Ground Floor. Flat No. 1, 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 the then Purchaser of the flat Being No. 5 in the Second Floor admeasuring 512.24 sq ft covered area being the premises known as CHARUBHABAN, No 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 covered with asbestos shed consisting of two bed rooms, one Toilet, One Privy, one Kitchen, one Store, One Verandah of the three storied building hereunder written and thereby SRI NIHARENDU DATTA became the absolute owners thereof.

:: 7 ::

AND WHEREAS subsequently by virtue a Deed of gift dated 6th day of June, 2007 and registered in the office of the D.S.R. -III, Alipore, South 24 Parganas and recorded in Book No. I, C D Volume No. 8, Pages 8777 to 8798, Being No. 02088 for the 2008 the then Donor **SRI NIHARENDU DATTA**, son of Late Bhupati Mohan Data, by faith-Hindu, by Occupation-service, residing at "CHARU BHABAN" Ground Floor. Flat No. 1, 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 Gifted the ALL THAT residential flat Being No. 5 in the Second Floor admeasuring 512.24 sq ft covered area being the premises known as CHARUBHABAN, No 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 covered with asbestos shed consisting of two bed rooms, one Toilet, One Privy, one Kitchen, one Store, One Verandah of the three storied building hereunder written unto and in favour of **SMT. ANIMA DATTA**, wife of Sri Niharendu Datta, by faith-Hindu, by Occupation-Housewife, residing at "CHARU BHABAN" Ground Floor. Flat No. 1, 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 the then Donee of the flat Being No. 5 in the Second Floor admeasuring 512.24 sq ft covered area being the premises known as CHARUBHABAN, No 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 covered with asbestos shed consisting of two bed rooms, one Toilet, One Privy, one Kitchen, one Store, One Verandah of the three storied building hereunder written and thereby **SMT. ANIMA DATTA** became the absolute owners thereof.

AND WHEREAS the said **SMT. ANIMA DATTA** after getting the aforesaid property, recorded her name in the then C.M.C. now K.M.C. recorded by giving taxes time to time accordingly his Corporation recorded address of her said property is known and numbered as K.M.C. Premises No. 60, South Park, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075, Assessee No. 31-103-44-0060-3 and her mailing address is 6, South Park "CHARUBHABAN" Santoshpur, P.S. Purba Jadavpur now survey Park, Kolkata-700 075.

AND WHEREAS by way of family settlement and Partition was made on 29.08.1983 registered at Sub-Registrar Alipore, South 24 Parganas, Book No.-1, Volume No. 108, Pages 152 to 172, Being No. 04393 for the year 1983 in between the legal heirs of Late

:: 8 ::

Ramesh Chandra Das as described in his last WILL, by the said Partition Deed Sri Ajit Kumar Das, son of Late Ramesh Chandra Das become the absolute owner of the flat No. 4, on the 1st floor South- East side measuring about 494.65 Sq.ft. built up area of the 3 storied building together with the undivided proportionate share of land measuring about 5 Kathas 33 sq. ft. and staircase and the common facilities and all easements rights, privileges in the building.

AND WHEREAS subsequently by virtue Deed of Gift bearing dated 28.08.2006 and registered at D.S.R.-III, Alipore, South 24 Parganas and Book No. I, Volume No. 16, Pages 6370 to 6386, being No. 06703, for the year 2006 the then Donor Sri Ajit Kumar Das, son of Late Ramesh Chandra Das by faith-Hindu, by Occupation-retired, residing at "CHARU BHABAN" 6, South Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075 Gifted the ALL THAT piece and parcel of one flat No. 4, on the 1st floor South- East side measuring about 494.65 Sq.ft. built up area of the 3 storied building in favour SRI AMIT DAS, son of Late Ajit Kumar Das, by religion - Hindu, by occupation - Service, by Nationality - Indian, residing at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas, then the Donee of the flat No. 4, on the 1st floor South- East side measuring about 494.65 Sq.ft. built up area of the 3 storied building, more fully and particularly and thereby SRI AMIT DAS became the absolute owners thereof.

AND WHEREAS the said SRI AMIT DAS after getting the aforesaid property, recorded his name in the then C.M.C. now K.M.C. recorded by giving taxes time to time accordingly his Corporation recorded address of his said property is known and numbered as K.M.C. Premises No. 8, South Park, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata- 700 075, Assessee No. 31-103-44-0008-1 and his mailing address is 6, South Park "CHARUBHABAN" Santoshpur, P.S. Purba Jadavpur now survey Park, Kolkata-700 075.

AND WHEREAS by way of family settlement and Partition was made on 29.08.1983 registered at S.R Alipore, South 24 Parganas, Book No.-1, Volume No. 108, Pages 152 to

172, Being No. 04393 for the year 1983 in between the legal heirs of Late Ramesh Chandra Das as described in his last WILL, by the said Partition Deed **Sri Sambhu Nath Das, son of Late Ramesh Chandra Das** become the absolute owner of both the Ground Floor flats (otherwise known as Flat no. 1 & 2, One on Northern side and other on Southern side of the 3 storied building together with vacant land 494.65 sq. ft undivided proportionate share land measuring about 5 Kathas 33 sq. ft. and staircase and the common facilities and all easements rights, privileges in the building.

AND WHEREAS By virtue a Deed of Conveyance dated 14th day of August, 1992 and registered in the office of A.R.A Kolkata, and recorded in Book No. I, Volume No. 505, Pages 413 to 427, Being No. 16034 for the 1992, then the owner/Vendor namely **Sri Sambhu Nath Das, son of Late Ramesh Chandra Das**, by faith - Hindu, by Nationality - Indian, by occupation-Business, residing at 15/5/1, Jheel Road, P.S. Kasba, Kolkata - 700 075, in the District South 24 Parganas, the then sold and conveyed the ALL THAT residential Flat No. 1, containing a super built area of 621.79 sq. ft. more or less situated on the **Ground floor Northern side** of the building of the 3 storied building together with the undivided proportionate share of land and staircase and the common facilities and all easements rights, privileges in the building and vacant Land measuring 494.65sq. ft. in favour of **SMT. KRISHNA CHAKRABORTY**, wife of Sri Soumya Kanti Chakraborty, by faith-Hindu, by occupation- Service, residing at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075 in the District South 24 Parganas the then Purchaser of the flat No. 1, containing a super built area of 621.79 sq. ft. more or less situated on the Ground floor Northern side of the three storied building, and vacant Land measuring 494.65sq. ft. more fully and particularly described and thereby **SMT. KRISHNA CHAKRABORTY** became the absolute owner thereof.

AND WHEREAS the Owner namely **KRISHNA CHAKRABORTY**, died intestate on 08.05.2020, leaving behind her only legal heirs and successors of aforesaid flat left by said **KRISHNA CHAKRABORTY**. Now said (1) **SRI SOUMYA KANTI CHAKRABORTY** AND (2) **MS. SUHA PRIYADARSHINI CHAKRABORTY** became the joint owners of the aforesaid flat.

AND WHEREAS the said (1) SRI SOUMYA KANTI CHAKRAVORTY AND (2) MS. SUHA PRIYADARSHINI CHAKRAVORTY after getting by legal heirs the aforesaid flat, recorded their names in the then K.M.C. recorded by giving taxes time to time accordingly his Corporation recorded address of his said property is known and numbered as K.M.C. Premises No. 64, South Park, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075, Assessee No. 31-103-44-0064-0 and its mailing address is 6, South Park "CHARUBHABAN" Santoshpur, P.S. Purba Jadavpur now survey Park, Kolkata-700 075.

AND WHEREAS the Owner namely SAMBHU NATH DAS, died intestate on 05.01.1995, leaving behind his only legal heirs and successors of aforesaid flat No. 2, Southern side left by said SAMBHU NATH DAS. Now said wife SMT. JYOTSNA DAS, one married daughter SMT. CHANDRA SENGUPTA AND one son namely SRI RANABIR DAS, became the 1/3rd joint owners of the aforesaid flat.

AND WHEREAS By virtue a Deed of Gift dated 18th day of February, 2020 and registered in the office of D.S.R. IV, Alipore South 24 Parganas, and recorded in Book No. I, Volume No. 1604-2020, Pages 30128 to 30166, Being No. 00745 for the 2020, then the Donors namely (1) SMT. JYOTSNA DAS, wife of Late Sambhu Nath Das, by faith - Hindu, by Nationality - Indian, by occupation-Housewife, residing at 16/1, Lake East 3rd Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, in the District South 24 Parganas, (2) SMT. CHANDRA SENGUPTA, wife of Kingshuk Sengupta and daughter of Late Sambhu Nath Das, by faith - Hindu, by Nationality - Indian, by occupation-Housewife, residing at 269, Parnashree Pally, P.O. & P.S. Parnashree Kolkata - 700 060, in the District South 24 Parganas, the then 2/3rd share Gifted ALL THAT residential Flat No. 2, containing a super built area of flat 414.53 sq.ft. more or less out of 621.79 sq. ft. more or less situated on the Ground floor Southern side of the three storied building in favour of SRI RANABIR DAS, son of Late Sambhu Nath Das, by faith-Hindu, by occupation-Business, residing at 16/1, Lake East 3rd Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, in the District South 24 Parganas the then Purchaser of the flat No. 2, containing a super built area of flat 621.79 sq. ft. more or less situated on the Ground floor

:: 11 ::

Southern side of the three storied building, more fully and particularly described and thereby **SRI RANABIR DAS** became the absolute owner thereof.

AND WHEREAS the said **SRI RANABIR DAS** after getting by gifted the aforesaid flat, recorded my name in the then K.M.C. recorded by giving taxes time to time accordingly his Corporation recorded address of his said property is known and numbered as **K.M.C. Premises No. 58, South Park, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075, Assessee No. 31-103-44-0058-5** and its mailing address is 6, South Park "CHARUBHABAN" Santoshpur, P.S. Purba Jadavpur now survey Park, Kolkata-700 075.

AND WHEREAS by way of family settlement and Partition was made on 29.08.1983 registered at S.R Alipore, South 24 Parganas, Book No.-1, Volume No. 108, Pages 152 to 172, Being No. 04393 for the year 1983 in between the legal heirs of Late Ramesh Chandra Das as described in his last WILL, by the said Partition Deed **SRI BISWANATH DAS**, son of Late Ramesh Chandra Das become the absolute owner of the flat No. 3, on the 1st floor Northern side measuring about 597 Sq.ft. built up area of the 3 storied building together with the undivided proportionate share of land measuring about 5 Kathas 33 sq. ft. and staircase and the common facilities and all easements rights, privileges in the building.

AND WHEREAS the Owner namely **BISWANATH DAS**, died intestate on 30.03.1984, leaving behind his only legal heirs and successors widow **KAMALA DAS** of aforesaid flat No. 3, Northern side on the First floor. Now said **KAMALA DAS** became the absolute owner of the aforesaid flat.

AND WHEREAS the said **KAMALA DAS** after getting by only legal heirs widow wife the aforesaid flat, recorded her name in the then K.M.C. recorded by giving taxes time to time accordingly the Corporation recorded address of her said property is known and numbered as **K.M.C. Premises No. 59, South Park, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata- 700 075, Assessee No. 31-103-44-0059-7** and mailing address is 6, South Park "CHARUBHABAN" Santoshpur, P.S. Purba Jadavpur now survey Park, Kolkata-700 075.

AND WHEREAS the all Owners declaration for single Premises and single Assessee dated 20.09.2023 and registered with the office of the D.S.R. III, Alipore, south 24 Parganas in Book No. 1, Volume No. 1603-2023, Pages 390199 to 390218, Being No. 160314477 for the year 2023.

AND WHEREAS the all Owners (1) SRI AMIT DAS, (2) SRI RANABIR DAS, (3) SMT. KAMALA DAS, (4) SMT. ANIMA DATTA, 5(A) SRI SOUMYA KANTI CHAKRAVORTY, (B) MS. SUHA PRIYADARSHINI CHAKRAVORTY, jointly seized and possessed of the said landed property and they mutated their names before the Kolkata Municipal Corporation in respect of the aforesaid landed property and known and numbered as, K.M.C. Premises No. 8, South Park, Kolkata- 700 075, Assessee No. 31-103-44-0008-1, mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District – South 24 Parganas.

AND WHEREAS over since then the owners herein are fully seized and possessed of the said land measuring about 05 Cottahs 00 Chittacks 33 Sq.ft. togetherwith 3 storied building standing thereon being K.M.C. Premises No. 8, South Park, Kolkata- 700 075, Assessee No. 31-103-44-0008-1, mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District – South 24 Parganas, free from all encumbrances, charges, liens and/or lispendens etc. more fully described in the First Schedule hereunder hereafter called "Said Premises".

AND WHEREAS the owners the First Party herein are desirous to develop and promote the First Schedule land after demolishing the old RTS in joint venture by construction multi storied residential building with several flats and other spaces on ownership as per sanction plan to be sanctioned by the Kolkata Municipal Corporation on the said property more fully and particularly described in the FIRST SCHEDULE below and as such the FIRST PARTY herein approached the SECOND PARTY herein to raise such construction at his cost and/or at the cost of his nominee on the FIRST SCHEDULE property as per the plan to be sanctioned by the Kolkata Municipal Corporation for the benefit of the parties to this Agreement.

:: 13 ::

AND WHEREAS the Second Party being the Developer herein after considering the proposal of the First Party – the Owners, herein has agreed to raise a multi storied residential building as per sanction plan to be sanctioned by the Kolkata Municipal Corporation at his own costs and/or his nominees' cost on the property described in the First Schedule below on certain terms and conditions to which the parties herein agreed.

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows:-

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. **OWNERS** shall mean (1) **SRI AMIT DAS**, (2) **SRI RANABIR DAS**, (3) **SMT. KAMALA DAS**, (4) **SMT. ANIMA DATTA**, 5(A) **SRI SOUMYA KANTI CHAKRAVORTY**, (B) **MS. SUHA PRIYADARSHINI CHAKRAVORTY** and their heirs, successor/successors, legal representative/ representatives and assign/ assigns.
2. **DEVELOPER** shall mean **M/S. M.M.ENTERPRISE**, a proprietorship concern having its office at 2/1, South Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its sole proprietor namely **SRI DEBOPRIYO DHAR**, son of Sri Debabrata Dhar, by religion- Hindu, by occupation- Business, residing at 2/1, South Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District – South 24-parganas the second part herein and his heir/heirs, successor/ successors, successors-in-office, legal representative/ representatives and assign/assigns.
- 3a) **THE SAID PROPERTY** shall mean **ALL THAT** piece and parcel of Bastu land & structures standing thereon or in a part or portion thereof measuring an area **05 Cottahs 00 Chittacks 33 Sq.ft.** be the same a little more or less together with 3 storied building standing thereon situated at Mouza- Santoshpur, J.L. No. 22, Pargana – Khaspur, R.S. No. 18, Touzi No. 151, on portion of C.S. Dag No. 70,

:: 14 ::

appertaining to C.S. Khatian No. 167, Police Station- formerly Tollygunge thereafter Jadavpur then Kasba then Purba Jadavpur at present Survey Park, Sub – Registry Office A.D.S.R. Sealdah, within the District South 24 Parganas, within Kolkata Municipal Corporation, Ward No.103, being K.M.C. Premises No. 8, South Park, Kolkata- 700 075, Assessee No. 31-103-44-0008-1, mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District – South 24 Parganas, together with whatsoever easement rights in common with the other persons having the like right to pass and re-pass over the roads lying or situate adjacent to the said property.

- 3(b) TITLE DEEDS : shall mean Deeds and Tax receipts.
4. BUILDING shall mean a multi storied building consisting of several flats and others to be constructed on the First Schedule land by the Developer, second party at his own cost as per building plan to be sanctioned by the K.M.C. hereinafter called the "Said Building" at the premises mentioned in earlier paragraph.
5. COMMON FACILITIES shall mean and include corridors, stairs, ways passage-ways, roof of the top floor if any, drive-ways, overhead water tank, under ground water reservoir, septic tank, electric meter room, Caretaker's room and common toilet to be provided by the Developer, water motor and pump with room and water and other facilities which be provided by the Developer in the new Building.
6. SALEABLE SPACE shall mean the space in the proposed building available for independent use and occupation by the Developer after making the provisions for common facilities and space required thereof.
7. OWNERS' ALLOCATION on completion of multi storied building the Owners herein shall get ALL THAT 5 Nos. Flats out of which (1) Sri Amit Das will get one Flat on the Third Floor South- East side measuring more or less 1248 Sq.ft. Super built up area and One Car Parking measuring more or less 120 sft., (2) Sri Ranabir Das will get one Flat on the Fourth Floor East side measuring more or less 784 Sq.ft. Super built up area and One Open car

:: 15 ::

Parking measuring more or less 120 Sft. (3) Smt. Kamala Das will get one Flat on the First Floor North- East side measuring more or less 1007 Sq.ft. Super built up area and one car parking space measuring more or less 120 Sq.ft. (4) Smt. Anima Datta will get one Flat on the Fourth Floor North side measuring more or less 650 Sq.ft. Super built up area (5) Sri Soumya Kanti Chakravorty and Ms. Suha Priyadarshini Chakravorty will get one Flat on the Second Floor North - East side measuring more or less 1007 Sq.ft. Super built up area and One Car Parking measuring more or less 120 sft., in the proposed G + 4 storied residential building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereunder written having common rights of the common parts of the building and common amenities of the said building of K.M.C. Premises No. 8, South Park, Kolkata- 700 075, being mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District – South 24 Parganas,

8. The owners herein have declare that they have no claim in respect of other flats and other saleable spaces in the Developer's Allocation of the new multi storied building, the Developer herein shall have exclusive right in respect of remaining flats and other saleable spaces (save and except owners' allocation), to dispose of the same to the intending Purchaser/s.
9. DEVELOPER'S ALLOCATION remaining portions of the proposed G + 4 storied building (save and except the owners' allocation mentioned in the Second Schedule) will be the Developer's area including undivided proportionate share of land along with the common areas and facilities at K.M.C. Premises No. 8, South Park, Kolkata- 700 075, being mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District – South 24 Parganas,

10. THE ARCHITECT shall mean such other person or persons or firm with requisite qualification who will be appointed by the Developer for designing and planning and for other purposes of the new building.
11. BUILDING PLAN shall mean such plan prepared by the Architect for the construction of the new multi storied residential building or buildings and to be sanctioned by the Kolkata Municipal Corporation.
12. TRANSFER with its Grammatical Variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space/flat in the building to purchaser thereof although the same may not amount to a transfer-in-law without causing in any manner inconvenience or disturbance to the owners.
13. TRANSFEREE shall mean a Gentle person to whom any space/flat in the building will be transferred for residential purpose only.
- THIS AGREEMENT shall be deemed to have commenced with effect from the date of execution.

FIRST PARTY'S RIGHT & REPRESENTATION & LIABILITIES:

- 1)) The First Party (Owners) shall cause to prove that they are absolutely seized and possessed of and the owners and/or otherwise well and sufficiently entitled to the FIRST SCHEDULE property.
- 2) NONE other than the First Party have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
- 3) As the Schedule property is land and land with structure the permission for transfer for whole or part of the same from the competent Authority under Land Ceiling Regulations Act, 1976 does not arise.

DEVELOPER'S RIGHT:

- 1)) The First Party hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to "Commercially Exploit" the said property and shall be able to construct the New multi storied residential Building on the First Schedule land in accordance with the Plan to be sanctioned

:: 17 ::

by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

- 2) All applications, modified/alteration of plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer after obtaining the signature from the First Party thereon or on behalf of the First Party, the Developer may sign the same on the strength of Power of Attorney executed by First Party in favour of the Developer and the Developer shall pay all charge and bear all fee including Architect's fees required to be paid or deposited for exploitation of the said property.

CONSIDERATION:

In consideration of the First Party having agreed to permit the Developer to 'Commercially Exploit' the said property and in exchange to provide the owners' allocation in the new building together with common parts, undivided indivisible proportionate share of land as mentioned in the Second Schedule hereunder.

The Developer shall give possession of the aforesaid Owners' Allocation in the new building together with common parts, undivided indivisible proportionate share of land, to the owner within 24 months to be calculated after obtaining the sanction plan and said building plan to be submitted to the K.M.C. within one month from the date of handover the possession of the said premises to the Developer by the owners, if not otherwise prevented by force majeure or unavoidable circumstances. If the Developer shall fails to comply their part of performance within 24 months as mentioned above the Developer will be allowed for further six months while the Developer will pay Rs.3,000/- (Rupees Three Thousand only) per month to the owners and if be failed further six months will be allowed when the Developer will pay Rs.5,000/- (Rupees five Thousand only) per month as damages and thereafter no extension be allowed.

- a) The Developer will be able to sell its allotted portion of the said building save & except Owners' Allocation mentioned in 2nd Schedule to any intending purchaser/purchasers and the First Party and/or their heirs, successors will execute and register the final Deed of Conveyance/ Conveyances in favour of the nominee/nominees of the Developer regarding selling, transferring, alienating for

:: 18 ::

the undivided proportionate share of the land underneath the respective flats and common users. PROVIDED, if the first party or their heirs or successors will deny to execute and/or register the documents as mentioned above after taking the possession of the his allocation in that case the Developer shall have the right to sell the same as empowered them through REGISTERED DEVELOPMENT POWER OF ATTORNEY provided this clause will not be applicable in respect of handing over the possession to the Intending Purchasers by the Developer. Before handover the possession of allocation to the First Party, the Developer, the Second Party herein will not be entitled to handover the possession of flats and other spaces to the intending purchaser from its allocation.

2. The owners shall not be liable or be responsible for any Income Tax, Sales Tax etc. in respect of selling the flats and car parking space under Developer's Allocation.
3. The Developer shall not deviate the sanction of the building plan under any circumstances and also shall not violate the Building Rules and Restrictions of the Kolkata Municipal Corporation but shall have the right to modify/ alter/ addition of the said plan in this respect the owners herein shall not arise any objection for that type of construction.
4. The Owners shall not be responsible for any money to be taken by the Developer from the intending purchaser or purchasers.
5. The Developer shall use the 1st class or standard Building materials and all other fittings in respect of the construction of the proposed building.

POSSESSION:

The First Party simultaneously giving free quiet, peaceful unencumbered vacant possession of the FIRST SCHEDULE property to the Developer.

1. The Developer shall complete the proposed building within 24 months after obtaining the sanction plan to be sanctioned by the Kolkata Municipal Corporation, subject to force majeure or unavoidable circumstances.

2. The Developer shall be exclusively entitled to the Developer's Allocation in the new building save and except the First Party's (Owners') Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without prejudicially affected their interest without any right, title, claim or demand or interest therein whatsoever of the First Party and the First Party shall not act in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. The First Party will only transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the intending purchaser(s) in respect of the undivided share of the land.
3. The First Party undertake to give the Developer REGISTERED DEVELOPMENT POWER OF ATTORNEY in the form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liability upon the first party nor they shall be any clause inconsistent with or against the terms mentioned in this Agreement.
4. That the First Party shall execute the Deed of Conveyance in favour of the Developer or his nominees in respect of the part or parts of the proportionate share of land of the new building as shall be required by the Developer all costs and all expenses in that behalf will be borne and paid by the Developer and or his nominees.

TAX LIABILITIES

1. The Developer shall pay and bear property taxes and other dues and out goings in respect of the said premises and said building assuring due as and from the date of handing over vacant possession of the said property or part of it by the First Party to the Developer, if there are any dues of property taxes or any Owners' taxes regarding the said property upto the date of execution of this agreement that would be borne by the Developer.
2. As soon as the new building at first schedule property is completed and building completion certificate with drainage and water connection is obtained from K.M.C. within the time hereinafter mentioned the Developer shall give written notice to the first party of their allocation to the new multi storied building and there being no

:: 20 ::

dispute regarding the completion of the building in terms of this Agreement and accordance to the specification and plan thereof to the effect then after 30 days from the date of serving of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all municipal taxes.

3. From the date of handing over the possession of the owners' allocation the first party shall pay the developer service charges in the new building till the association of flat owners shall be formed.

COMMON RESTRICTION

The owners shall not use or permit to use of the first party's allocation in the new building any portion thereof for any illegal, immoral trade and both parties shall abide by all rules, by laws, laws of the government of other authorities. Both the party shall abide by all laws, bye-laws, rates and regulations of the Govt. & other authorities.

The owners, the First party shall pay proportionate expenses for maintenance of the common portion of the new building.

OWNER'S OBLIGATIONS

The 1st party do hereby agree, covenant with the Developer not to do any act or deed or thing hereby, the Developer may be prevented from selling, assigning and/or disposing of any part or entire part of the Developer's Allocation of new building. The developer also shall not have any right to get, grant, lease, mortgage and/or charges the allocated area of the 1st party.

If the marketable title to the aforesaid land is found defective before or after sanction of the building plan from KMC authority or during the construction of the proposed building, the owners shall be bound to clear up the said defects as their own costs and expenses or the developer shall bear the said damage charges with the consent of the owners.

DEVELOPER'S OBLIGATIONS

1. The developer shall complete the construction of the new multi storied building at 1st Schedule property within 24 months after obtaining of the sanction plan to be sanctioned by the KMC the time of completion of the building shall be strictly observed the period of construction will be extended if there is any force majeure, natural calamity or situation beyond the control of the developer.

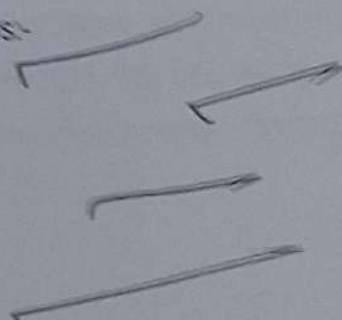
:: 21 ::

2. The Developer shall not be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the new building under the terms and conditions of this agreement without any written consent of the owners/first party.
3. Not to violate or contravene any of the provisions or rates applicable for construction of the building.
4. The new multi storied residential building to be constructed by the Developer, the Second Party at its own cost in accordance with the sanction building plan of K.M.C. and specification as mentioned in the Fourth Schedule hereunder written.
5. The Developer shall obtain building completion certificate from Architect and occupancy certificate and drainage and water connection certificate from K.M.C. after completion the construction of the said building within stipulated time.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land & structures standing thereon or in a part or portion thereof measuring an area 05 Cottahs 00 Chittacks 33 Sq.ft. be the same a little more or less together with 3 storied building standing thereon situated at Mouza- Santoshpur, J.L. No. 22, Pargana - Khaspur, R.S. No. 1/8, Touzi No. 151, on portion of C.S. Dag No. 70, appertaining to C.S. Khatian No. 167, Police Station- formerly Tollygunge thereafter Jadavpur then Kasba then Purba Jadavpur at present Survey Park, Sub - Registry Office A.D.S.R. Sealdah, within the District South 24 Parganas, within Kolkata Municipal Corporation, Ward No.103, being K.M.C. Premises No. 8, South Park, Kolkata- 700 075, Assessee No. 31-103-44-0008-1, mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District - South 24 Parganas together with whatsoever easement rights in common with the other persons having the like right to pass and re-pass over the roads lying or situate adjacent to the said property. The same is buttled and bounded as follows:-

On the North : 4, South Park,
On the South : 8, South Park,
On the East : 20ft wide K.M.C. Road,
On the West : 11/8, West Road.



:: 22 ::
THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT 5 Nos. Flats out of which (1) one Flat on the Third Floor South- East side measuring more or less 1248 Sq.ft. Super built up area and One Car Parking measuring more or less 120 sft., (2) one Flat on the Fourth Floor East side measuring more or less 784 Sq.ft. Super built up area and One Open car Parking measuring more or less 120 Sft. (3) one Flat on the First Floor North- East side measuring more or less 1007 Sq.ft. Super built up area and one car parking space measuring more or less 120 Sq.ft. (4) one Flat on the Fourth Floor North side measuring more or less 650 Sq.ft. Super built up area (5) one Flat on the Second Floor North - East side measuring more or less 1007 Sq.ft. Super built up area and One Car Parking measuring more or less 120 sft., in the proposed G + 4 storied residential building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereinbefore stated having common rights of the common parts of the building and common amenities of the said building of K.M.C. Premises No. 8, South Park, Kolkata- 700 075, being mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District - South 24 Parganas. The developer shall provide monthly rent for alternative accommodation for the Four families referred to above vide Nos. 1,3, 4 & 5 except No. 2 RANABIR DAS.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT remaining portions of the proposed G + 4 storied building (save and except the owners' allocation mentioned in the Second Schedule) will be the Developer's area including undivided proportionate share of land along with the common areas and facilities at K.M.C. Premises No. 8, South Park, Kolkata- 700 075, being mailing address at 6, South Park, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075, District - South 24 Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO

TECHNICAL SPECIFICATION

GENERAL : This is a proposal for erection of garage.

Pump room etc. multi storied R.C.C. framed building for residential use.

FOUNDATION : The building is to be built on suitable R.C.C. Foundation as per design of the structural Engineer of the Developer.

CONCRETE WORK : All concrete work will be usually of M-20 grade with mix proportioning to 1:2:4 by volume and be laid at suitable level and line.

BRICK WORK : All external brick work will be usually 8"/10" thick in cement mortar 6:1 with suitable architectural design and all internal walls will be usually 3" thick in sand cement mortar 4:1.

FLOORING : Flooring work shall be done with 2' x 2' size Vitrified tiles finish shall be done 4" skirting with the same tiles shall be done on wall glazed tiles shall be fixed on toilet wall up to 5' height from floor level and kitchen wall shall be finished with Glazed tiles up to 2' height from platform shall be of black stone.

DOORS : Main Entrance Door : a) Sal wood door frame, b) Gammar Wooden Door, i) one night latch, ii) one telescopic peep hole, iv) one handle from outside, v) one 8 (eight) inch : long steel towel bolt from inside

OTHER DOORS: a) Sal wood door frame, b) Both side commercial phenol bonded flashed door, Fitting : a) One 8" long steel towel bolt from inside ii) one Mortice Lock.

WINDOW : All window work shall be done with Aluminium & Glass. All windows shall be of sliding type and

:: 24 ::

windows shall be two or three track depending on sized of window, Window Glass shall be 4 mm. thick plain types M.S. Grill to be provided to protect the glass panes.

- ROOF TERRACING : The terrace of the building will have suitable water proofing treatment finish as per decision of the Architect Engineer of the Developer. Suitable P.V.C. water pipe to be provided to ensure proper draining of rain water from terrace.
- WATER RESERVOIR : There will be K.M.C. water connection under ground reservoir and lifted to over head water reservoir, suitable pump and motor to be installed for deliver of water to overhead tank.
- ELECTRIC INSTALLATIONS : All domestic wiring will be of suitable insulated copper were laid within suitable P.V.C. conduits and be of concealed type and will have the following points.
- GENEREAL : a) One call bell point in a Main Door, b) One Common light point at each landing.
- BED ROOM : a) Two wall light points b) One Ceiling fan point, c) One 5 amp socket outlet.
- DRAWING/DINING : a) Two wall lamp points.
b) One Fan point.
c) One 15.5 amp. Combined socket outlet.
d) One T.V. Antena Point.
e) One Telephone Point.
- W.C. & TOILET : One wall lamp point and one socket outlet point and one exhaust point.
- KITCHEN : a) One Wall lamp point.

SANITARY

:: 25 ::

: The Toilets, W.C. will have concealed pipe lines with the following fittings : One White European pattern/ India pattern water closer.

- a) One white wash basin with one C.P. cock.
- b) One C.P. Shower and Bib Cock (not for W.C.).
- c) One C.P. Ablusim type near W.C.
- d) One white P.V.C. Cistern.

The Kitchen will have one Kadappa sink with one tap point at sink and another at wash basin place.

COMPOUND

: There will be 4'-0" high boundary walls all around the property line with one main Gate will be of M.S. Square bars as per Design of the Architect of the developer.

However there will be one gate of M.S. bars in the main entrance of the building itself. All side, front and rear spaces including the passage will be suitable paved and finished as per Developer's choice.

LIFT

: Four Passengers Capacity.

EXTERNAL PAINTING :

The external surface will be finished with 2 coats cement based paints as per the decision of the Architect of the Developer.

:: 26 ::

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES:

1. Shyamal Gayen
Subdurgam, Naktanpally
Kolkata - 700147

2. Pankaj Chatterjee
Alipore Police Court
Cal-27.

Amit Das

Ramashin Das

Kamala Das.
Aniruddha Dutta

Soumya Kanti Chakraborty
Sube Priyadarshini Chakraborty
SIGNATURE OF THE OWNERS

ENTERPRISE
Debabrata Dhan.
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by:

Pankaj Chatterjee
UPM 383183.

Advocate

Alipore Criminal Court

Kolkata - 700 027.

Typed by:

S. Gayen
Shyamal Gayen

22, Janata Road,

Kolkata - 700 075.

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME AMIT DAS
SIGNATURE Amit Das

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME RANABIR DAS
SIGNATURE Ranabir Das

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME KAMALA DAS
SIGNATURE Kamala Das

PRESENTANT/
EXECUTANT

COLOUR
PASSPORT
PHOTO

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME _____

SIGNATURE _____

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ANIMA DUTTA

SIGNATURE Anima Dutta

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME Soumya Kanti Chakravorty

SIGNATURE Soumya Kanti Chakravorty

PRESENTANT/
EXECUTANT

COLOUR
PASSPORT
PHOTO

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME _____

SIGNATURE _____

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUHA PRIYADARSHINI CHAKRAVORTY

SIGNATURE Suha Priyadarshini Chakravorty

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME DEBOPRIMO DHAR

SIGNATURE Debjyoti Dhar

Major Information of the Deed

Deed No :	I-1603-15335/2023	Date of Registration	29/09/2023
Query No / Year	1603-2002429396/2023	Office where deed is registered	
Query Date	23/09/2023 8:05:38 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Gayen 22, Janata Road, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL. PIN - 700075, Mobile No. : 9874954060, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,55,25,716/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: South Park Road, , Premises No: 8, , Ward No: 103 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 33 Sq Ft	1/-	1,36,03,316/-	Width of Approach Road: 20 Ft.,
Grand Total :				8.3256Dec	1 /-	136,03,316 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2848 Sq Ft.	1/-	19,22,400/-	Structure Type: Structure

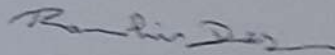
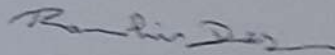
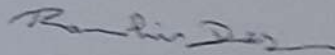
Gr. Floor, Area of floor : 1244 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1092 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

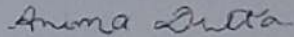
Floor No: 2, Area of floor : 512 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	2848 sq ft	1 /-	19,22,400 /-	
---------	------------	------	--------------	--

Land Lord Details :

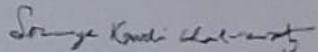
Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Amit Das Son of Late Ajit Kumar Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office </td> <td>  29/09/2023 </td> <td>  Captured LTI 29/09/2023 </td> <td>  29/09/2023 </td> </tr> </tbody> </table> 6, South Park, City:- , P.O:- Santoshpu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: asxxxxxx0a, Aadhaar No: 26xxxxxxx7582, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri Amit Das Son of Late Ajit Kumar Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023
Name	Photo	Finger Print	Signature						
Shri Amit Das Son of Late Ajit Kumar Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ranabir Das Son of Late Sambhu Nath Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office </td> <td>  29/09/2023 </td> <td>  Captured LTI 29/09/2023 </td> <td>  29/09/2023 </td> </tr> </tbody> </table> 16/1, Lake East 3rd Road, City:- , P.O:- Santoshpu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: afxxxxxx5q, Aadhaar No: 20xxxxxxx5242, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri Ranabir Das Son of Late Sambhu Nath Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023
Name	Photo	Finger Print	Signature						
Shri Ranabir Das Son of Late Sambhu Nath Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Kamala Das Wife of Late Biswanath Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office </td> <td>  29/09/2023 </td> <td>  Captured LTI 29/09/2023 </td> <td>  29/09/2023 </td> </tr> </tbody> </table> 6, South Park, City:- , P.O:- Santoshpu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: awxxxxxx0l, Aadhaar No: 26xxxxxxx4183, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Kamala Das Wife of Late Biswanath Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023
Name	Photo	Finger Print	Signature						
Smt Kamala Das Wife of Late Biswanath Das Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office	 29/09/2023	 Captured LTI 29/09/2023	 29/09/2023						

4

Name	Photo	Finger Print	Signature
Smt Anima Dutta Wife of Shri Niharendu Datta Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office		 Captured	
29/09/2023		LTI 29/09/2023	29/09/2023

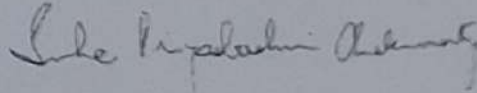
6, South Park, City:- , P.O:- Santoshpu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bqxXXXXX7p, Aadhaar No: 54XXXXXXXX5007, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023
, Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office

5

Name	Photo	Finger Print	Signature
Shri Soumya Kanti Chakravorty Son of Late Suresh Chandra Chakravorty Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office		 Captured	
29/09/2023		LTI 29/09/2023	29/09/2023

2, South Park, City:- , P.O:- Santoshpu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: abXXXXXX2h, Aadhaar No: 44XXXXXXXX7182, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023
, Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office

6

Name	Photo	Finger Print	Signature
Ms Suha Priyadarshini Chakravorty Daughter of Shri Soumya Kanti Chakravorty Executed by: Self, Date of Execution: 29/09/2023 , Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office		 Captured	
29/09/2023		LTI 29/09/2023	29/09/2023

2, South Park, City:- , P.O:- Santoshpu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: afXXXXXX7k, Aadhaar No: 55XXXXXXXX8370, Status :Individual, Executed by: Self, Date of Execution: 29/09/2023
, Admitted by: Self, Date of Admission: 29/09/2023 ,Place : Office

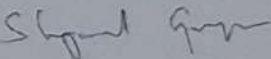
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M M ENTERPRISE 2/1, South Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No. ALxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No.	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri Debopriyo Dhar (Presentant) Son of Shri Debabrata Dhar Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office</td><td> Sep 29 2023 4:28PM</td><td> Captured LTI 29/09/2023</td><td> 29/09/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Shri Debopriyo Dhar (Presentant) Son of Shri Debabrata Dhar Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office	 Sep 29 2023 4:28PM	 Captured LTI 29/09/2023	 29/09/2023
Name	Photo	Finger Print	Signature						
Shri Debopriyo Dhar (Presentant) Son of Shri Debabrata Dhar Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office	 Sep 29 2023 4:28PM	 Captured LTI 29/09/2023	 29/09/2023						
2/1, South Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx6b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M M ENTERPRISE (as proprior)									

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Shyamal Gayen Son of Late P C Gayen Subhasgram, Natunpally, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147	 29/09/2023	 Captured 29/09/2023	 29/09/2023

Identifier Of Shri Amit Das, Shri Ranabir Das, Smt Kamala Das, Smt Anima Dutta, Shri Soumya Kanti Chakravorty, Ms Suha Priyadarshini Chakravorty, Shri Debopriyo Dhar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Das	M M ENTERPRISE-1.3876 Dec
2	Shri Ranabir Das	M M ENTERPRISE-1.3876 Dec
3	Smt Kamala Das	M M ENTERPRISE-1.3876 Dec
4	Smt Anima Dutta	M M ENTERPRISE-1.3876 Dec
5	Shri Soumya Kanti Chakravorty	M M ENTERPRISE-1.3876 Dec
6	Ms Suha Priyadarshini Chakravorty	M M ENTERPRISE-1.3876 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Das	M M ENTERPRISE-474.66666700 Sq Ft
2	Shri Ranabir Das	M M ENTERPRISE-474.66666700 Sq Ft
3	Smt Kamala Das	M M ENTERPRISE-474.66666700 Sq Ft
4	Smt Anima Dutta	M M ENTERPRISE-474.66666700 Sq Ft
5	Shri Soumya Kanti Chakravorty	M M ENTERPRISE-474.66666700 Sq Ft
6	Ms Suha Priyadarshini Chakravorty	M M ENTERPRISE-474.66666700 Sq Ft

Endorsement For Deed Number : I - 160315335 / 2023

On 29-09-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:08 hrs on 29-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Debopriyo Dhar ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,55,25,716/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 29/09/2023 by 1. Shri Amit Das, Son of Late Ajit Kumar Das, 6, South Park, P.O: Santoshpu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Shri Ranabir Das, Son of Late Sambhu Nath Das, 16/1, Lake East 3rd Road, P.O: Santoshpu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 3. Smt Kamala Das, Wife of Late Biswanath Das, 6, South Park, P.O: Santoshpu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 4. Smt Anima Dutta, Wife of Shri Niharendu Datta, 6, South Park, P.O: Santoshpu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 5. Shri Soumya Kanti Chakravorty, Son of Late Suresh Chandra Chakravorty, 2, South Park, P.O: Santoshpu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 6. Ms Suha Priyadarshini Chakravorty, Daughter of Shri Soumya Kanti Chakravorty, 2, South Park, P.O: Santoshpu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Shri Shyamal Gayen, , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 29-09-2023 by Shri Debopriyo Dhar, propritor, M M ENTERPRISE (Sole Proprietorship), 2/1, South Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Shri Shyamal Gayen, , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2023 12:00AM with Govt. Ref. No: 192023240233738152 on 25-09-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90065965 on 25-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,970/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 2389, Amount: Rs.50.00/-, Date of Purchase: 23/08/2023, Vendor name: T K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2023 12:00AM with Govt. Ref. No: 192023240233738152 on 25-09-2023, Amount Rs: 39,970/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90065965 on 25-09-2023, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 406597 to 406635

being No 160315335 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.10.04 20:19:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.